

# FINAL EPA File Copy

## MEMORANDUM

To: Jere Johnson, EPA Region IX  
Work Assignment Manager

From: William E. Ritthaler, URS Consultants, Inc.

Subject: Completed Work

cc: Jeri Simmons, EPA Region IX Contract Officer  
Travis Cain, EPA Region IX Project Officer

*Rec'd  
8.3.93  
JH*

Attached is the following completed:

☒ PA: ☐ PA Review: ☐ SI: ☐ ESI:

Other: \_\_\_\_\_

Site Name: Hughes Aircraft Company

Latitude: 33° 52' 16" N

Longitude: 118° 00' 34" W

EPA ID#: CAD981451768 (4048)

City, County: Buena Park, Orange County

State Recommendation:

(for reviews only)

### For EPA Use Only

EPA Further Action Determination: SEA

Lead Agency: F

Sign-Off Date: 9.23.93

Initials of Site Assessment Manager: JH

Document Screening Coordinator: JmJ 9/23/93

Chief, Site Evaluation and Grants Section: TDS 9/23/93

*Wong 9/23/93*

File Copy

**Purpose:** CERCLA Preliminary Assessment

**Site:** Hughes Aircraft Company  
7000 Village Drive  
Buena Park, California 90620  
Orange County

**Site EPA ID Number:** CAD981451768

**URS Investigators:** Tracy A. Faulkner  
Samuel Won

**Date of Inspection:** June 1, 1993

**Report Prepared By:** Tracy A. Faulkner

**Report Reviewed By:** Ingrid Y. Chen

**Review/Concurrence:**

*William E. Rothman*

**Report Date:** July 23, 1993

**Document Control No.:** 62310.09.33.147 05.a1

**Submitted To:** Jere Johnson  
EPA Region IX  
Work Assignment Manager

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## **1.0 Introduction**

The U.S. Environmental Protection Agency (EPA), Region IX, under authority of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA) has tasked URS Consultants, Inc. (URS) to conduct a Preliminary Assessment (PA) of the Hughes Aircraft Company facility in Buena Park, Orange County, California.

The purpose of the PA is to review existing information on the site and its environs to assess the threat(s), if any, posed to public health, welfare, or the environment and to determine if further investigation under CERCLA/SARA is warranted. The scope of the PA includes the review of information available from federal, state, and local agencies, and performance of an on-site reconnaissance visit.

Using these sources of information, the site is then evaluated using EPA's Hazard Ranking System (HRS) criteria to assess the relative threat associated with actual or potential releases of hazardous substances at the site. The HRS has been adopted by EPA to help set priorities for further evaluation and eventual remedial action at hazardous waste sites. The HRS is the primary method of determining a site's eligibility for placement on EPA's National Priorities List (NPL). The NPL identifies sites at which EPA may conduct remedial response actions. This report summarizes URS' findings of these preliminary investigative activities.

The Hughes Aircraft Company (Hughes) Buena Park facility was identified as a potential hazardous waste site after EPA Region IX Site Assessment Manager Rachel Loftin received a memo from Ecology and Environment, Inc. representative Art Mahoney on August 8, 1991. The memo stated that through the course of investigating another Hughes facility located at 1901 W. Malvern Avenue in Fullerton, California (EPA ID# CAD063109243), additional Hughes facilities in the Fullerton area should be evaluated under CERCLA. Mr. Mahoney noted that these additional facilities were listed in Resource Conservation and Recovery Information System (RCRIS) and recommended these facilities be included in the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) (1). The Buena Park facility was entered into the CERCLIS database on August 20, 1991.

### **1.1 Apparent Problem**

The apparent problem at the site was the generation of F003 waste as listed in Hughes' EPA Notification of Regulated Waste Activity form. According to 40 CFR Part 261, Subpart D, F003 is identified as spent non-halogenated solvents and all spent solvent mixtures/blends containing one or more non-halogenated solvents and 10 percent or more (by volume) of spent halogenated solvents used in degreasing operations (2,3).

## **2.0 Site Description**

### **2.1 Site Location**

The Hughes site is located at 7000 Village Drive in Buena Park, Orange County, California. The geographical coordinates for the Hughes site are latitude 33°52'16" North and longitude 118°00'34" West. The Hughes site is located in Township 3 South, Range 11 West, Section 35 (4). The site is relatively flat. Interstate 5 and the Southern Pacific

Railroad line are less than 500 feet north of the site. Land within 1 mile of the site is principally commercial property with some industrial areas (see Figure 1, Site Location Map) (5).

## 2.2 Site Description

The site is triangular and covers approximately 10 acres. There are seven buildings on-site and Hughes occupied five (Buildings 691, 692, 693, 696, 698) of the seven buildings. The former Hughes buildings are now occupied by several businesses and the entire site is a commercial business park. Table 1 provides a list of the former Hughes buildings and current street addresses (5).

**Table 1**  
**Hughes Buena Park Building Numbers and Street Addresses**

<b>Hughes Building ID Number</b>	<b>Current Street Address</b>
691	7000 Village Drive
692	7150 Village Drive
693	7101 Village Drive
696	7051 Village Drive
698	7050 Village Drive

The bulk of the assembly activities were performed in Building 692. Building 698 was principally used for parts and supplies storage. No hazardous materials were reportedly stored in this building (6). The other Hughes buildings were used primarily as office spaces (see Figure 2, Facility Map) (5).

## 2.3 Operational History

Hughes leased the buildings from 1981 to 1993. The property was leased from the Teachers Insurance & Annuity Association of America through JMB Properties Co. (6,7).

Hughes occupied four of the five buildings, (Buildings 691, 693, 696, 698), from 1981 to 1991. Hughes extended the lease for the fifth building, Building 692, until 1993. JMB Properties Co. continues to serve as the leasing agent for the Association. Building 692 is under remodeling activities. All of the other buildings have undergone various stages of remodeling and are currently leased as offices. The site is now called The Village Business Park (5).

While Hughes operated at the site, personnel and equipment were dedicated to the assembly of command and control sections of torpedoes for the U.S. Navy. In support of these activities, the buildings were used as offices, computer labs, test and integration labs, electronic assembly facilities, and for parts and supplies storage. Building 692 was used for the bulk of the assembly activities (6). Specific information concerning assembly and testing operations is unavailable.

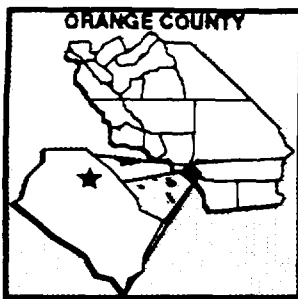


**URS Consultants**  
 100 California Street Suite 500  
 San Francisco, CA 94111  
 May 5, 1993

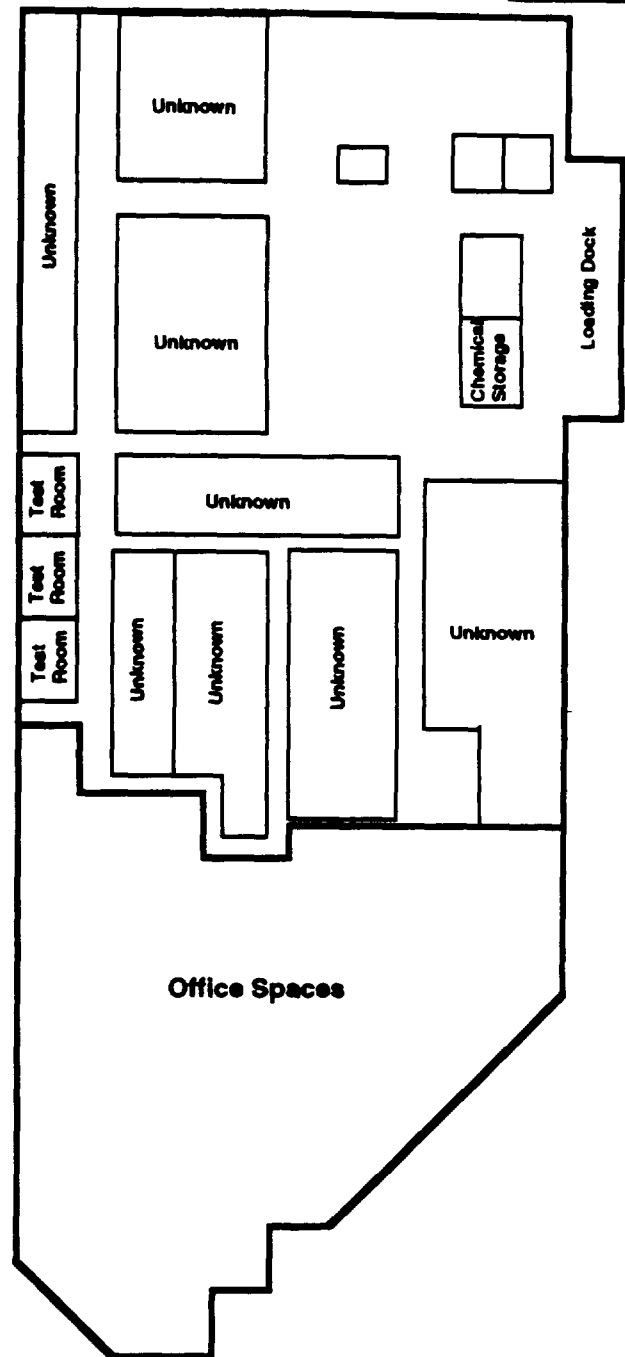
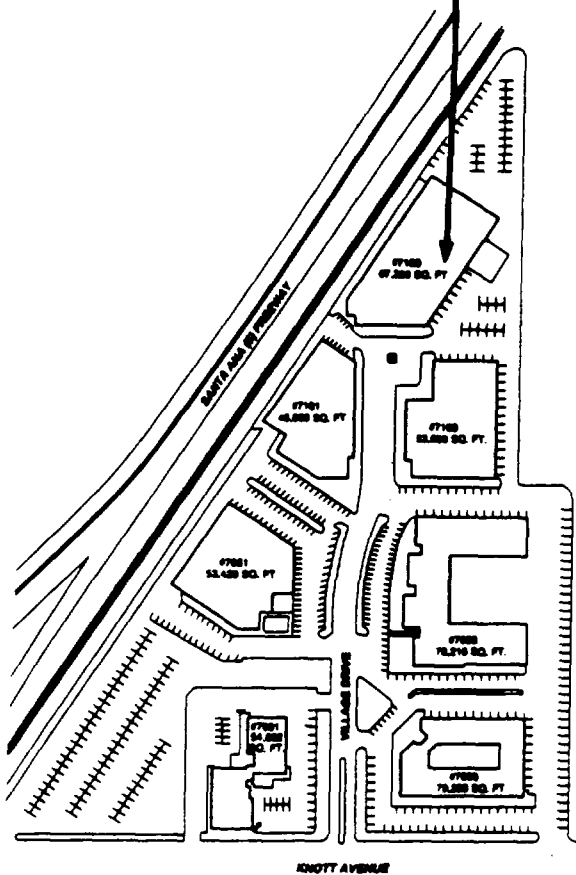
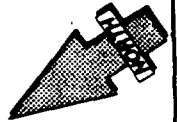
# **Site Location Map** **Hughes Aircraft Company** **7000 Village Drive, Buena Park, CA**

**FIGURE**

**1**



Hughes Building 692



Source: Hughes Aircraft Company Ground Systems Group - Detail Map; JMB Properties Company - Master Plan Map

Not to Scale

URS Consultants  
100 California Street  
San Francisco, CA 94111  
June 22, 1993

**Facility Map**  
**Hughes Aircraft Company**  
**7000 Village Drive, Buena Park, CA**

**FIGURE**

**2**

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Hazardous materials used at the site were Freon 113 (trichloro-1,2,2-trifluoroethane 1,1,2), isopropyl alcohol, tin-lead solder, rosin flux, methyl ethyl ketone, acetone, adhesives, coatings, and assorted lubricants. Freon 113 was used in a small (10-gallon) vapor degreasing operation. The other materials were used in electronic equipment assembly (8). Quantities of hazardous materials and wastes contained at the site are unavailable.

Hazardous wastes consisting of spent solvents were collected and temporarily stored in secured containers and placed into an enclosed chemical storage room in Building 692. Hazardous wastes were transported for recycling or disposal to permitted Treatment Storage and Disposal Facilities (TSDF) within 90 days of accumulation. TSDFs contracted by Hughes to receive such wastes include Chemical Waste Management and Rollins Environmental Management. The most recent removal of waste to a TSDF occurred in 1990 when approximately 6 tons of waste was transported and recycled or disposed of off-site. When the facility closed, a vapor degreaser was moved to Hughes' 1901 W. Malvern Avenue facility. The facility was occupied by office personnel from 1990, after the discontinuation of the assembly operations, until 1993 (8).

A site inspection conducted by URS on June 1, 1993 revealed that facility operations have ceased, and no hazardous materials or wastes remained in Building 692 or any other buildings at the site. There was no evidence of chemical spills at the site (5). Hughes reported that the site had no releases of hazardous materials or wastes to the environment (6).

## **2.4 Regulatory Involvement**

Hughes notified EPA on February 26, 1986 that the 7000 Village Drive facility in Buena Park, California was a generator of F003 waste. According to 40 CFR Part 261, Subpart D, F003 is identified as spent non-halogenated solvents and all spent solvent mixtures/blends containing one or more non-halogenated solvents and 10 percent or more (by volume) of spent halogenated solvents used in degreasing operations (3). The site was entered into the RCRIS database as a large quantity generator on March 5, 1986. No Resource Conservation and Recovery Act (RCRA) investigations were performed at the site. There is no other information concerning RCRA involvement at the site (2).

Region 8 of the Regional Water Quality Control Board (RWQCB) has not been involved with this site. Hughes did not hold a National Pollutant Discharge Elimination System permit (9).

There has been no involvement with the California Environmental Protection Agency Department of Toxic Substances Control (Cal EPA DTSC) at this site. Cal EPA DTSC has no file on this site (10).

The South Coast Air Quality Management District (AQMD) has no record of permits for this facility; however, a Hughes representative states that two permits were held for the facility (11,6). One permit was for a vapor degreaser, and the second permit was for a standby generator. Hughes reports that the AQMD made at least one site inspection. No violations were issued to Hughes (6). It is suspected that the AQMD file for the Buena Park facility could be filed under Hughes' mailing address at 1901 West Malvern Ave. (where the main Orange County Hughes facility is located), instead of the facility address.

The Orange County Environmental Management Agency had no file on this site (12).

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### **3.0 Hazard Ranking System Factors**

The Hazard Ranking System (HRS) is a scoring system used to assess the relative threat associated with actual or potential releases of hazardous substances from sites. It is the principal mechanism EPA uses to place sites on the National Priorities List (NPL). URS has evaluated the following HRS factors relative to this site.

#### **3.1 Sources of Contamination**

There are currently no known hazardous materials stored or wastes generated at this site (5). Spent solvents such as methyl ethyl ketone, acetone, and trichloro-1,2,2-trifluoroethane 1,1,2 were generated while the facility was operating. These wastes were generated from cleaning small metal parts. The most recent removal of waste to a TSDF occurred in 1990 when approximately 6 tons of waste was transported and recycled or disposed of off-site. The site continued to be occupied by office personnel after the removal of wastes and discontinuation of the assembly activities (6).

#### **3.2 Groundwater Pathway**

##### **3.2.1 Hydrogeologic Setting**

This Hughes facility is located in the Orange County Groundwater Basin. The basin is divided into the upper, middle, and lower regional aquifer systems. The upper aquifer system extends to 600 feet below ground surface and includes stream terrace and older alluvial deposits. The middle aquifer system extends from the base of the upper aquifer system to an approximate depth of 1,400 feet. The lower aquifer system extends from the base of the middle aquifer system to the base of the fresh water zone. The base of the fresh water zone in the vicinity of the site is estimated to be approximately 2,900 feet below ground surface (13). The net annual precipitation of the Buena Park area is 3.49 inches (14).

##### **3.2.2 Groundwater Targets**

There are 41 municipal drinking water wells located within 4 miles of the site. These wells are operated by several water purveyors: the city of Anaheim, the Buena Park Department of Public Works, the city of Fullerton, the city of Garden Grove, the city of Cerritos, the city of Santa Fe Springs, the city of La Palma, Suburban Water Systems, and Southern California Water Company. Collectively, these purveyors deliver water to an estimated 139,123 people within 4 miles of the Hughes facility. The nearest well is approximately 0.5 miles southwest of the site (15).

##### **3.2.3 Groundwater Conclusions**

There are significant drinking water targets within 4 miles of the site; however, there has been no observed release of hazardous substances to groundwater. An observed release as defined by EPA Region IX is when the chemical analysis of an environmental sample from a site is found to be three or more times above the background concentration and some portion of the release is attributable to the site. No groundwater samples have been collected at the Hughes site.



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### **3.3 Surface Water Pathway**

#### **3.3.1 Hydrologic Setting**

This site is located in a 100-500 year floodplain (16). Surface water runoff flows southward (3). This site receives approximately 3.49 inches of rain annually and the 2-year, 24-hour rainfall for the site is 0.30 inches (14). The nearest surface water body is more than 2 miles from the site (4).

#### **3.3.2 Surface Water Targets**

There are no surface water intakes within 15 miles downstream of the site. The nearest sensitive environment is more than 15 miles from the site. There are no surface water targets associated with this site (15).

#### **3.3.3 Surface Water Conclusions**

There is no documented release of hazardous substances to surface water. There is no surface water within 2 miles of the site. There are no hazardous sources available to surface water.

### **3.4 Soil Exposure and Air Pathways**

#### **3.4.1 Physical Conditions**

The Hughes site is completely paved (5). All assembly and test operations occurred in an enclosed building (6). The former Hughes buildings have been remodeled, and new tenants occupy the buildings (5).

#### **3.4.2 Soil and Air Targets**

There are no sensitive environments within 4 miles of the site. There are approximately 361,646 people residing within 4 miles of the site. The nearest resident is less than 0.25 miles southwest of the site (15).

#### **3.4.3 Soil and Air Conclusions**

The site is completely paved (5). There has been no observed release or potential to release to soil. (See Section 3.2.3 on page 6 for the definition of an observed release.) Spent solvents (methyl ethyl ketone and acetone) and Freon 113 (trichloro-1,2,2-trifluoroethane 1,1,2) are sources which had the potential of emitting contaminants into the air while the facility was operating.

## **4.0 Emergency Response Considerations**

The National Contingency Plan [40 CFR 300.415 (b) (2)] authorizes the Environmental Protection Agency to consider emergency response actions at those sites which pose an imminent threat to human health or the environment. For the following reasons emergency actions do not appear to be necessary for this site:

- There are no sources of uncontrolled hazardous substances on-site.

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## 5.0 Summary

The 7000 Village Drive facility was leased by Hughes Aircraft Company (Hughes) from early 1981 to early 1993. The property was leased from the Teachers Insurance & Annuity Association of America through JMB Properties Co. There are currently seven buildings at the site. Hughes leased five (Buildings 691, 692, 693, 696, 698) of the seven buildings. All of the office buildings were used as office spaces and computer labs except Building 698 which was used to store parts and supplies, and Building 692 where the bulk of the manufacturing activity took place.

Hughes notified EPA Region IX on February 26, 1986 that the 7000 Village Drive facility in Buena Park, California was a generator of F003 waste. According to 40 CFR Part 261, Subpart D, F003 is identified as spent non-halogenated solvents and all spent solvent mixtures/blends containing one or more non-halogenated solvents and 10 percent or more (by volume) of spent halogenated solvents used in degreasing operations. The site was entered into the Resource Conservation and Recovery Information System database as a large quantity generator on March 5, 1986.

Hazardous substances used in Building 692 include Freon 113 (trichloro-1,2,2-trifluoroethane 1,1,2), isopropyl alcohol, tin-lead solder, rosin flux, methyl ethyl ketone, acetone, adhesives, coatings, and assorted lubricants. The most recent removal of waste to a Treatment Storage and Disposal Facility (TSDF) occurred in 1990 when approximately 6 tons of waste was transported and disposed of off-site. When the facility was closed, a vapor degreaser was moved to Hughes' 1901 W. Malvern Avenue facility.

Wastes were stored in an enclosed chemical storage room in Building 692 prior to being removed to a TSDF, such as Chemical Waste Management or Rollins Environmental Management, for recycling or disposal.

A site inspection conducted by URS Consultants, Inc. on June 1, 1993 confirmed that facility operations had ceased, and all hazardous materials stored and wastes generated at this site had been removed. There is no record of hazardous material or hazardous waste releases to the environment. There are currently no wastestreams containing Comprehensive Environmental Response, Compensation, and Liability Act regulated hazardous substances present at the site to impact the groundwater, surface water, soil exposure, and air migration pathways.

The following are HRS factors pertinent to the Hughes site:

- There are no hazardous wastes or substances present at the site.
- There are no documented releases to the environment.
- There are no surface water bodies within 2 miles of the site.
- Former operations, including hazardous waste handling and storage, took place within one building on-site.

REMEDIAL SITE ASSESSMENT DECISION - EPA REGION IX

Site Name: Hughes Aircraft Company

EPA ID #: CAD981451768

Alias Site Names:

City: Buena Park

County or Parish: Orange County

State: CA

Refer to Report Dated: July 23, 1993

Report Type: Preliminary Assessment

Report developed by: URS Consultants, Inc.

DECISION:

☒ 1. Further Remedial Site Assessment under CERCLA (Superfund) is not required because:

☒ 1a. Site does not qualify for further remedial site assessment under CERCLA (Site Evaluation Accomplished - SEA)

☐ 1b. Site may qualify for further action, but is deferred to: ☐ RCRA ☐ NRC

☐ 2. Further Assessment Needed Under CERCLA

2a. (optional) Priority: ☐ Higher ☐ Lower

2b. Activity Type ☐ PA ☐ SI ☐ ESI ☐ HRS evaluation

☐ Other \_\_\_\_\_

DISCUSSION/RATIONALE:

No wastes currently on site and no documented releases.

Report Reviewed and Approved by:

J.M. Johnson

Signature:

J.M. Johnson

Date:

9.23.93

Site Decision Made by:

J.M. Johnson

Signature:

J.M. Johnson

Date:

9.23.93

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## References

1. Mahoney, Art, Ecology and Environment, Inc., to Rachel Loftin, EPA Region IX, correspondence: Comprehensive Environmental Response, Compensation, and Liability Act File CAD063109243, August 8, 1993.
2. Harris, Ted, EPA Region IX, to Tracy Faulkner, B&V Waste Science and Technology Corp., correspondence: EPA Notification of Regulated Waste Activity Form 8700-12, April 19, 1993.
3. Code of Federal Regulations 40, Part 260 to 299, Pages 47-48, July 1, 1991.
4. U.S. Geological Survey, Topographic map Los Alamitos, California 7.5-minute Quadrangle, Photorevised 1981.
5. Faulkner, Tracy, B&V Waste Science and Technology Corp., and Samuel Won, URS Consultants, Inc., *Site Reconnaissance Interview and Observations Report* of Hughes Aircraft Company, Buena Park Facility, June 1, 1993.
6. Brewer, Paul, Hughes Aircraft Company, to Samuel Won, URS Consultants, Inc. correspondence: Hughes facilities and operations information, May 5, 1993.
7. Bone, Bertha, Orange County Office of the Assessor to Tracy Faulkner, B&V Waste Science and Technology Corp., correspondence: property ownership at 7000 Village Drive, Buena Park, California, May 4, 1993.
8. Brewer, Paul, Hughes Aircraft Company, and Tracy Faulkner, B&V Waste Science and Technology Corp., personal conversation, June 2, 1993.
9. Bernhardt, Carl, Regional Water Quality Control Board, and Tracy Faulkner, B&V Waste Science and Technology Corp., telephone conversation, June 2, 1993.
10. Yue, Aaron, Department of Toxic Substances Control, and Samuel Won, URS Consultants, Inc., telephone conversation, April 15, 1993.
11. Chief Prosecutor's Office, South Coast Air Quality Management District, to Tracy Faulkner, B&V Waste Science and Technology Corp., correspondence: printout of permits and notifications for Hughes facilities, April 20, 1993.
12. Hanson, Christine, Orange County Environmental Management Agency, to Tracy Faulkner, B&V Waste Science and Technology Corp., telephone conversation, April 28, 1993.
13. Anderson, Kurt, URS Consultants, Inc., *Hughes Aircraft Company, 651 Gilbert Street, Fullerton California, Preliminary Assessment Report*, January 22, 1992.
14. U.S. EPA Geographical Information System, printout, April 27, 1993.
15. Fowler, Chuck, Buena Park Department of Public Works, to Daniel Mahoney, URS Consultants, Inc., telephone conversation, June 23, 1993.

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16. U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Environmental Satellite Data and Information Service, National Climatic Center, *Comparative Climatic Data for the United States Through 1985*, Nashville, TN.

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**Appendix A**  
**Contact Log and Reports**

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### Contact Log

**Facility Name:** Hughes Aircraft Company, Buena Park  
**Facility ID#:** CAD981451768

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<b>Contact</b>	<b>Affiliation</b>	<b>Phone #</b>	<b>Date</b>	<b>Information</b>
Ted Harris	Environmental Protection Agency (EPA), Region IX; Resource Conservation and Recovery Act (RCRA)	(415) 774-2205	4/19/93	Mr. Harris said there is only a notification file on this site. URS received a copy of the notification on 4/19/93.
Germaine Bedard	Orange County Health Care Agency	(714) 834-3446	4/20/93	Ms. Bedard indicated that there is no file on this site.
Carl Bernhardt	Regional Water Quality Control Board (RWQCB), Region 8	(909) 782-4495	4/21/93	Mr. Bernhardt is the oversight manager for all Orange County Hughes facilities. Mr. Bernhardt indicated that there is no file on this site.
Paul Brewer	Hughes Aircraft Company	(714) 732-1376	4/21/93	See Contact Report.
Christine Hanson	Environmental Management Agency of Orange County	(714) 567-6363	4/28/93	Ms. Hanson said the Environmental Management Agency has no file on this site.
Paul Brewer	Hughes Aircraft Company	(714) 732-1376	5/4/93	See Contact Report.

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**Contact Log cont.**

**Facility Name:** Hughes Aircraft Company, Buena Park  
**Facility ID#:** CAD981451768

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<b>Contact</b>	<b>Affiliation</b>	<b>Phone #</b>	<b>Date</b>	<b>Information</b>
Arvella James	JMB Properties Company	(310) 316-8533	5/18/93	JMB Properties Co. is the leasing agent for the property. URS arranged a site visit for 6/2/93. Ms. James said there will be no problem entering the site due to remodeling activities.
Chuck Fowler	City of Buena Park, Public Works Department	(714) 562-3651	6/22/93	The city of Buena Park receives 50 percent of its drinking water from groundwater. It serves 71,000 people with seven wells. The city is in a 100- to 500-year floodplain.
Ismile Noorbaksh	City of La Palma, Public Works Department	(714) 523-1140	6/22/93	The city of La Palma receives 75 percent of its drinking water from groundwater. It serves 16,750 people with two wells.

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**Contact Log cont.**

**Facility Name:** Hughes Aircraft Company, Buena Park  
**Facility ID#:** CAD981451768

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<b>Contact</b>	<b>Affiliation</b>	<b>Phone #</b>	<b>Date</b>	<b>Information</b>
Gene Schaffer	Suburban Water Systems	(818) 966-2090	6/22/93	The city of La Miranda receives 100 percent of its drinking water from groundwater. One well serves 39,000 people.
Greg Wuister	City of Fullerton Water Department	(714) 738-6374	6/22/93	The city of Fullerton receives 70 percent of its drinking water from groundwater. It serves 140,000 people with 12 wells.
Barbara Robarge	City of Cerritos	(310) 860-0311	6/22/93	The city of Cerritos receives 40 percent of its drinking water from groundwater. The city serves 53,000 people with three wells.
Bruce Bowman	City of Anaheim Water Department	(714) 254-5100	6/22/93	The city of Anaheim receives 75 percent of its drinking water from groundwater. It serves 275,000 people with 30 wells.

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**Contact Log cont.**

**Facility Name:** Hughes Aircraft Company, Buena Park  
**Facility ID#:** CAD981451768

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<b>Contact</b>	<b>Affiliation</b>	<b>Phone #</b>	<b>Date</b>	<b>Information</b>
Ron Hughes	City of Santa Fe Springs	(714) 868-0511	6/22/93	The city of Santa Fe Springs receives 50 percent of its drinking water from groundwater. It serves 18,500 people with four wells.
Tom Charles	City of Lakewood Water Department	(310) 866-9771	6/22/93	The city of Lakewood receives 100 percent of its drinking water from groundwater. It serves 66,000 people with 14 wells.
Terry Lane	City of Garden Grove, Water Division	(714) 741-5000	6/22/93	The city of Garden Grove receives 75 percent of its drinking water from groundwater. It serves 140,000 people with eleven wells.
Mary Oliphant	City of Long Beach Water Department	(310) 426-5451	6/22/93	The city of Long Beach receives 40 percent of its drinking water from groundwater. It serves 415,000 people with ten wells.

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**Contact Made Concerning:** CAD981451768  
**Hughes Aircraft Company**  
7000 Village Drive  
Buena Park, California 90620  
County of Orange

**Agency or Affiliation Contact:** **Hughes Aircraft Company**  
**Department:** Safety, Health & Environmental Affairs  
**Address:** P.O. Box 355; Mail Station 606-B027  
**City, State, Zipcode:** Fullerton CA 93376  
**County:** Orange

**Representative Contact:**

<b>Name:</b>	1. Paul Brewer	2. Paul Brewer	3.
<b>Title:</b>	Envr. Specialist	Envr. Specialist	
<b>Contact Phone Number:</b>	(714) 732-1376	(714) 732-1376	
<b>Contact Date:</b>	4/21/93	5/4/93	
<b>Contact Facsimile Number:</b>			

**Contacted by URS Representative:** Tracy A. Faulkner

**Discussion:**

4/21/93

URS contacted Paul Brewer as a follow-up to a previous contact made by Samuel Won of URS concerning the files of all Hughes sites currently under investigation by the U.S. Environmental Protection Agency Region IX Superfund Division.

Mr. Brewer indicated that information will be available the week of May 3, 1993. All information will be forwarded to the URS San Francisco office. Mr. Brewer is collecting data concerning the operational history of each facility and a description of the sites.

5/4/93

URS made a follow-up call to Paul Brewer to determine if the facility information had been sent to the San Francisco office. Mr. Brewer stated that the information will be mailed on 5/5/93. The information will describe the activities performed at each site, when Hughes occupied the site, what chemicals were stored or used at the site, and what wastes were generated. Mr. Brewer also said he will include facility maps, if available.

**End Contact Report**

**This contact report was sent for confirmation by:** ☐ Letter ☐ Phone ☐ Fax ☐ Other \_\_\_\_\_

**This contact report was reviewed by:** \_\_\_\_\_  
(Signature and Date)

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**Appendix B**  
**Site Reconnaissance Interview and Observations Report**

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**Site Information**      **CAD981451768**

Name: **Hughes Aircraft Company**  
Address: 7000 Village Drive  
City, State, Zip Code: Buena Park, California 90620  
Phone Number: (714) 732-1376  
Contact Name: Paul Brewer  
Date of Site Visit: 6/1/93  
  
URS Site Visit Team: Tracy Faulkner  
Samuel Won

**Site Representatives**

Name : None - Building Vacant      Title

**Comments and Observations**

URS Consultants Inc. (URS) representatives Tracy Faulkner and Samuel Won arrived at 7000 Village Drive at approximately 10:00 AM. The site is located in a commercial and light industrial area. Seven thousand Village Drive is one of seven buildings which comprise The Village Business Park, a commercial business park. Each of the seven buildings has its own address. Hughes Aircraft Company (Hughes) previously occupied five of the seven buildings. Hughes has vacated all of the buildings. It is unknown if the two buildings not occupied by Hughes were built after Hughes vacated the site. All of the buildings currently have tenants. URS entered 7000 Village Drive (former Hughes Building 691). An open house was being set up for prospective new tenants, except in Building 692 which was undergoing renovations. The building appeared to be newly renovated.

Based on the information supplied by Paul Brewer of Hughes, Building 691 and the other four buildings were used as offices, computer labs, test/integration labs, electronic assembly facilities, and for parts and supplies storage. The bulk of the assembly operation took place in Building 692. The total area of Building 692 is 53,420 square feet.

URS located Building 692 (address identified as 7150 Village Drive). The building was vacant except for five workers on-site performing remodeling/light construction activities. It was apparent that Hughes had recently vacated the building because the "Hughes" name was still on the identification sign outside of the building. URS toured the single story building which consisted of large and small open rooms. The rooms occupied two thirds of the western portion of the building. Offices occupied the rest of the building. URS did not look through the office spaces.

**Site Reconnaissance**  
**Interview and Observation Report (Continued)**

**Comments and Observations (continued)**

6/1/93

There were no hazardous materials or waste left in any of the rooms. According to the information supplied by Mr. Brewer, an enclosed chemical storage room was located in Building 692. URS investigated all of the rooms and could not locate a clearly identified former storage room. There was no evidence of chemical spills in any part of the building. An empty room adjacent to the loading dock had some yellow and black striped floor tape which could have indicated a small quantity chemical storage area.

One piece of equipment was left behind in three rooms adjacent to the north wall. A Contempo unit measuring approximately 8 feet by 4 feet was in each room. According to Mr. Brewer, these units were used to convert electrical power for testing purposes. There was one unit per room. They looked identical, but they were in various stages of disassembly.

All of the buildings appeared in good condition on the outside.

URS left the site at 11:00 AM.

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**Appendix C**  
**Photo Log**

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## FIELD PHOTOGRAPHY LOG SHEET

CAD981451768

**Hughes Aircraft Company**  
7000 Village Drive  
Buena Park, CA 90620  
Orange County

*Photo Number:* 01

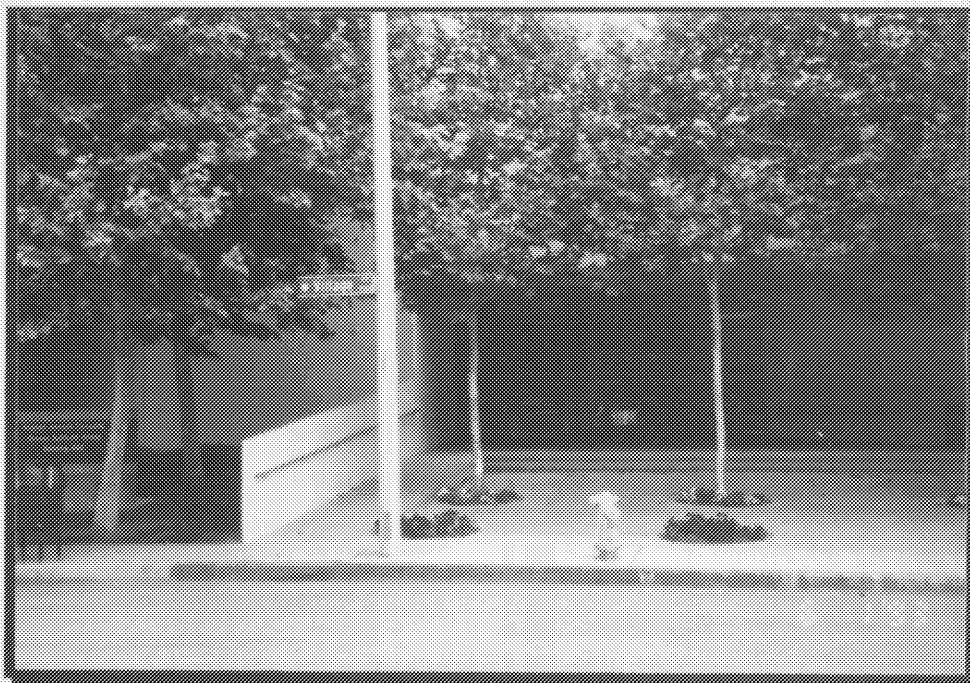
*Date Taken:* 6/1/93

*Time Taken:* 10:15 AM

*Direction:* East

*Weather:* Sunny

*Photographer:* S. Won



*Photograph*

*Description:* This photo shows the front of the former Hughes Building 692. The building is one of seven buildings on-site which comprise a commercial business park.

CAD981451768

**Hughes Aircraft Company**  
7000 Village Drive  
Buena Park, CA 90620  
Orange County

*Photo Number:* 02

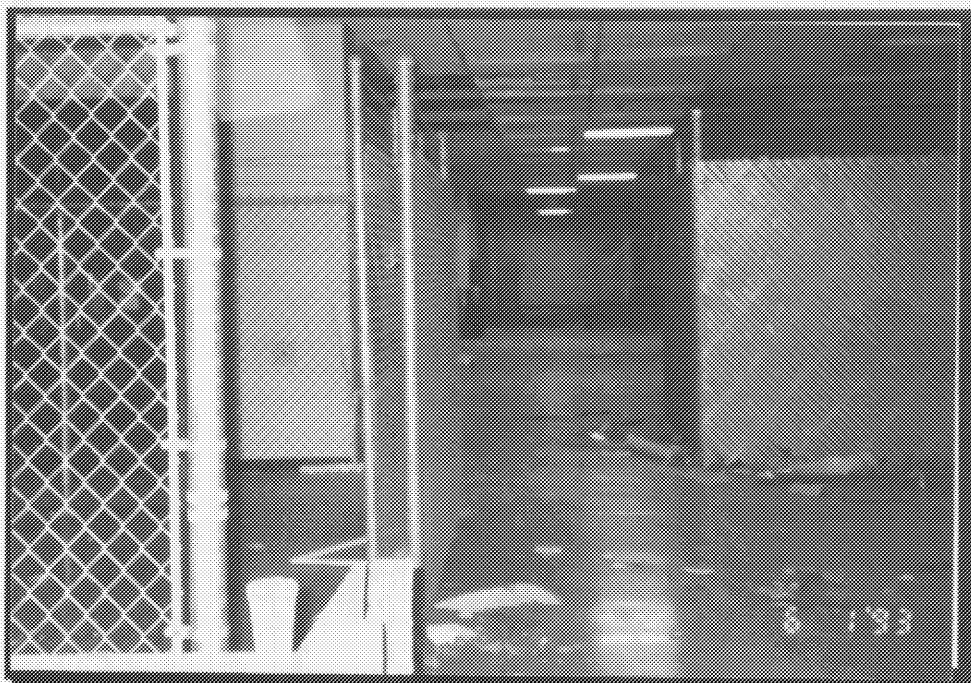
*Date Taken:* 6/1/93

*Time Taken:* 10:30 AM

*Direction:* North

*Weather:* Sunny

*Photographer:* S. Won



*Photograph*

*Description:* This photo depicts the current remodeling activities in Building 692 for the new tenant. Fences are from the Hughes operations.

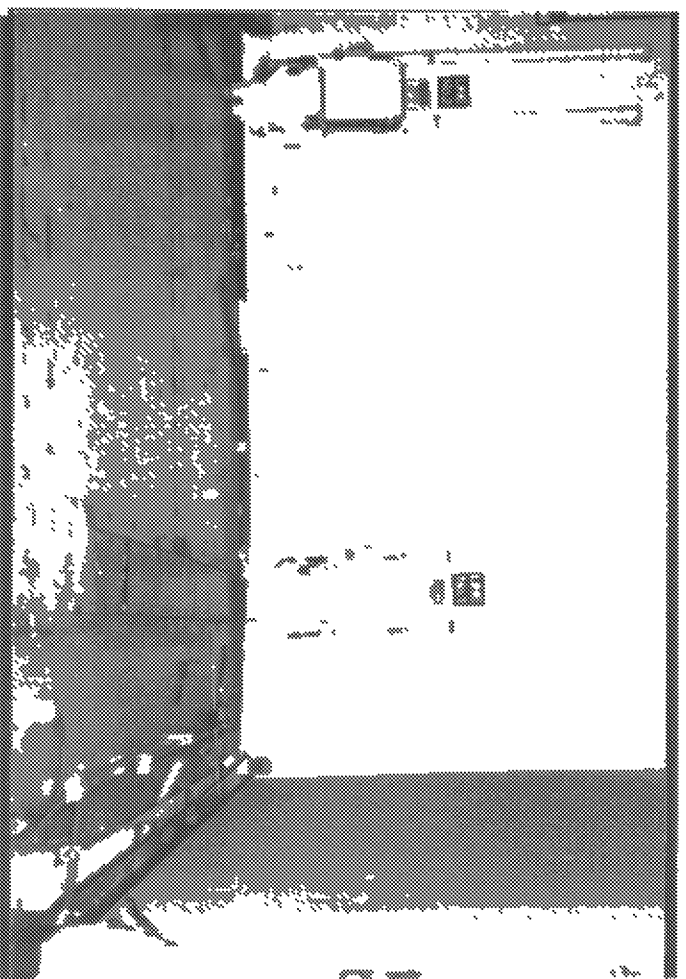


## FIELD PHOTOGRAPHY LOG SHEET

CAD981451768

Hughes Aircraft Company  
7000 Village Drive  
Buena Park, CA 94621  
Orange County

Photo Number 04  
Date Taken 6/1/94  
Time Taken 10:30 AM  
Direction East  
Weather Sunny  
Photographer S. W. G.



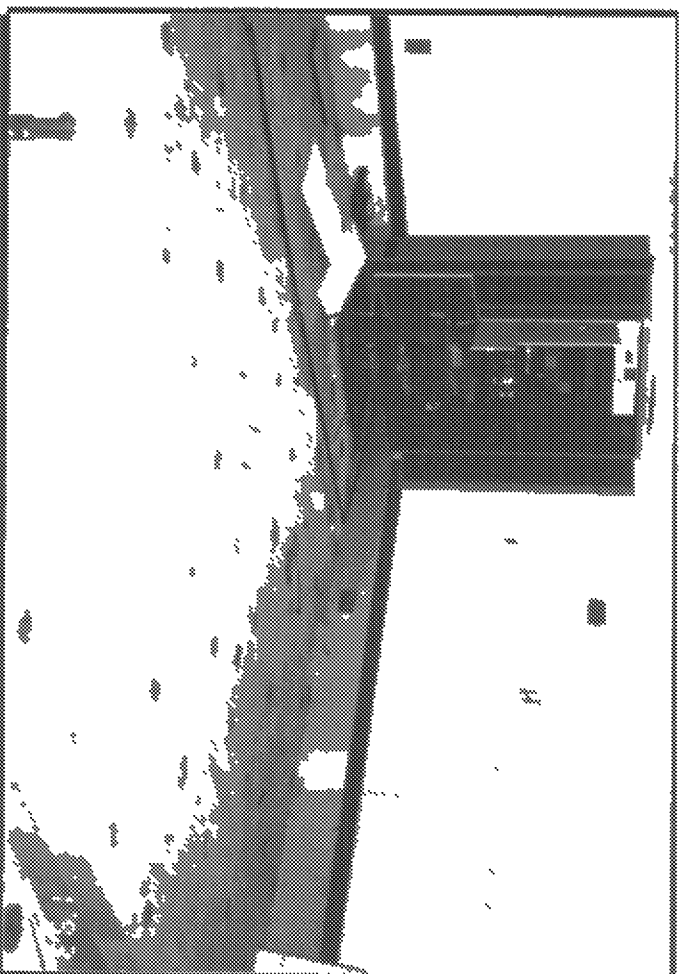
### Photograph Description

This photo shows a tunnel testing room with a closed door. The door was closed in order to accommodate wires and cables. Parts of the floor are visible on the floor.

CAD981451768

Hughes Aircraft Company  
7000 Village Drive  
Buena Park, CA 94621  
Orange County

Photo Number 04  
Date Taken 6/1/94  
Time Taken 10:40 AM  
Direction Northwest  
Weather Sunny  
Photographer S. W. G.



### Photograph Description

This photo shows a piece of equipment located behind a Hughes. This is a computer which is used to change from one electrical output to another. This can be used to test out equipment. This room also had a raised floor which has been removed.

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**Appendix D**  
**Latitude/Longitude Worksheet**

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**LATITUDE AND LONGITUDE CALCULATION WORKSHEET #1  
WHEN USING CUSTOM RULER OR COORDINATOR (TM)**

SITE: Hughes Aircraft Company NUMBER: CAD981451768  
AKA: \_\_\_\_\_ SSID: \_\_\_\_\_  
ADDRESS: 7000 Village Drive  
CITY: Buena Park STATE: California ZIP CODE: 90620  
SITE REFERENCE POINT: Front of Building 692; Street Address 7150 Village Drive  
TOPO MAP Los Alamitos TOWNSHIP: 3S RANGE: 11W  
SCALE: 1:24,000 MAP DATE: 1964 rev. 1981 SECTION: 35 1/4 1/4 1/4 1/4  
MAP DATUM: ☒ 1927 ☐ 1983 MERIDIAN: San Bernardino

COORDINATES FROM LOWER RIGHT (SOUTHEAST) CORNER OF 7.5' MAP:

LONGITUDE: 118° 00' 00" LATITUDE: 33° 45' 00"

COORDINATES FROM LOWER RIGHT (SOUTHEAST) CORNER OF 2.5 SUB-MAP:

LONGITUDE: 118° 00' 00" LATITUDE: 33° 50' 00"

CALCULATIONS: LATITUDE (7.5 MINUTE QUADRANGLE MAP)

A) ALIGN THE BOTTOM OF THE SCALE WITH BOTTOM OF GRID. ALIGN THE TOP OF THE SCALE WITH THE TOP OF GRID. POSITION EDGE OF RULER OVER SITE REFERENCE POINT WHILE KEEPING TOP AND BOTTOM ALIGNED.

B) READ TICS ON RULER AT 1OR 0.5 SECOND INTERVALS. (INTERPOLATE IF POSSIBLE)

2' 16"

C) RECORD LATITUDE: 33°52'16" N

CALCULATIONS: LONGITUDE (7.5 MINUTE QUADRANGLE MAP)

A) ALIGN THE BOTTOM OF THE SCALE WITH THE RIGHT SIDE OF GRID. ALIGN THE TOP OF THE SCALE WITH THE LEFT SIDE OF GRID. POSITION EDGE OF RULER OVER SITE REFERENCE POINT WHILE KEEPING TOP AND BOTTOM ALIGNED.

B) READ TICS ON RULER AT 1 SECOND INTERVALS. (INTERPOLATE IF POSSIBLE)

0' 34"

C) RECORD LONGITUDE: 118°00'34"W

INVESTIGATOR: Tracy A. Faulkner

DATE: 6/7/93

3154  
CAD 981451768

**MEMORANDUM**

**To:** Jere Johnson, EPA Region IX  
Work Assignment Manager

**From:** William E. Ritthaler, URS Consultants, Inc. *WR*

**Subject:** Transmittal List for Hughes Aircraft Company  
Preliminary Assessment

*mailed  
2/23/94  
CT*

**URS suggests that the following persons/agencies receive a copy of the document referenced above:**

- Hughes Aircraft Company  
Ground Systems Group, Bldg 606 MS B027  
P.O. Box 3310  
Fullerton, CA 92634  
Attn: Paul E. Brewer
- RWQCB Santa Ana Region 8  
2010 Iowa Avenue, Suite 100  
Riverside, CA 92507-2409  
Attn: Carl Bernhardt
- DTSC Region 4  
245 W. Broadway, Suite 350  
Longbeach, CA 90802  
Attn: Julie Johnson
- Teachers Insurance & Annuity Association of America  
c/o JMB Properties Co.  
21235 Hawthorne Blvd., Suite 205  
Torrance, CA 90503  
Attn: Arvella James